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MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JANUARY 16, 1984

PRESENT

Grant S. Nielson	Mayor
Don Dafoe	Council Member
Neil Dutson	Council Member
Craig Greathouse	Council Member
Kjell Jenkins	Council Member
Ruth Hansen	Council Member

ABSENT

None

OTHERS PRESENT

Jim Allan	City Manager
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
Neil Forster	Public Works Superintendent
Greg Cooper	City Chief of Police
Ray Valdez	City Building Inspector
Sherri Terrell	City Secretary
Stanley Robison	City Justice of the Peace
Del Ashby	West Millard Hospital Administrator
Jim Fletcher	KNAK Radio

Mayor Nielson called the meeting to order promptly at 7:00 p.m. Notice of the meeting time, place and agenda were posted at the City office and was provided to the Millard County Chronicle, the Millard County Gazette, the local radio station, KNAK, and to each member of the City Council by personal delivery two (2) days prior to the meeting.

MINUTES

The minutes of a regular City Council Meeting held January 9, 1984, will be presented for approval at the January 23, 1984, City Council Meeting.

PROPOSED CHAMBER OF COMMERCE LEASE WITH DELTA CITY FOR SPACE IN CITY MUNICIPAL BUILDING

City Manager Jim Allan stated that the Chamber of Commerce was concerned about their portion of the cost of the operation and maintenance for the Delta City Municipal Building. He stated that the Chamber of Commerce would like to arrive at a formula to determine the operation and maintenance, not using square footage. Mr. Allan stated that City Attorney Peterson would prepare the final draft of the lease agreement for next week's meeting.

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City Attorney Warren Peterson stated that Glen Swalberg, Chamber of Commerce President, had stated he was going to meet with the Chamber Board and develop a formula for operation and maintenance based on actual cost. He said the lease would provide an alternate formula if actual costs cannot be determined.

#### APPOINTMENTS TO LIBRARY BOARD

Council Member Ruth Hansen MOVED to appoint Jane Beckwith, Kevin Chapman, Thomas Chandler and Pat Dalton to the Library Board and Ruth Hansen as the member of the Board from the City Council. Councilman Kjell Jenkins SECONDED the motion, which passed unanimously.

#### PAY REQUEST FROM WILFORD JENSON FOR WORK COMPLETED ON THE DELTA MUNICIPAL BUILDING

City Manager Jim Allan presented and reviewed with the Council Application and Certificate for Payment No. 5 from Wilford Jenson on the Delta Municipal Building. The Council discussed the status of the work and the materials purchased. Mr. Allan stated that the requested amount is \$71,855.10. Councilman Don Dafoe MOVED to pay Wilford Jenson, as requested in the Certificate of Payment, the amount of \$71,855.10. Council Member Craig Greathouse SECONDED the motion, which carried unanimously.

#### STATUS OF CHANGES FOR THE DELTA CITY MUNICIPAL BUILDING

City Manager Jim Allan presented a floor plan of the Delta City Municipal Building and explained the floor plan to the Council and Mayor. He suggested several changes be made and explained the reasons for the changes, such as: (1) drains be placed in the restrooms as specified by code at the approximate cost of \$300.00; (2) move the cinder block wall between the hall and the records room in the police department to be even with the remaining walls of the hallway for a cost of approximately \$600.00 to remove the cinder block that is already in place; (3) remove the closet from the Police Department to allow for two shift sergeant's desks, at no additional cost; (4) reverse the storage closet door between the Public Works Superintendent's office and the Building Inspector's office, to open from the offices instead of opening from the hall, which would be at no additional cost; (5) move door jamb in Recorder's office and put a window between the Treasurer's and the Recorder's offices; and (6) upgrade the roofing shingles from a 3 ply to a 4 ply, the approximate cost being \$300.00.

City Manager Jim Allan stated that the plans in the Library were interpreted backwards. The step was made to go up instead of down. He stated that this problem was being corrected at no cost to the City.

Councilman Neil Dutson MOVED to authorize the change for the window, door and wall in the Treasurer's and Recorder's offices; to upgrade the shingles from 3 ply to 4 ply; to include 2 floor drains, one in the men's and one in

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the women's restrooms; and to deny the request to change the cinder block wall. Councilman Don Dafoe SECONDED the motion. The motion carried by unanimous vote.

CLAIM FOR DAMAGE TO RUSSELL MAY'S PROPERTY CAUSED BY SEWER BACK-UP

Public Works Superintendent Neil Forster stated that according to his records on the 15th of December, Sewer Pump Station "B" was down because of the power being off. The power was off for approximately 45 minutes at approximately 4:00 p.m. He stated that he went to the homes in the area and inquired if anyone had been having sewer problems. He reported that the lift station had operated on auxiliary power during the outage. He stated that when the power was reinstated, it came back as single phase instead of three phase. This caused three circuit breakers to go out shutting down the lift station and causing the sewer to back up.

The Council reviewed the bill that Mrs. May had sent to the City. Neil called Mrs. May to ask her to clarify the figures on the bill. Mrs. May told Neil that the total of \$153.00 was for the cleaning of damaged carpet. The Council discussed this claim, after which Councilman Craig Greathouse MOVED to pay Russell May for the cleaning of his basement in the amount of \$153.00 and to authorize City Manager Allan to make the best use of the City funds for this payment. Councilman Neil Dutson SECONDED the motion, which carried unanimously.

REVIEW INFORMATION FOR NEW COMPUTER SYSTEM FOR THE CITY

Councilman Craig Greathouse stated that he and Jim Allan, City Manager, went to Sandy City to look at the IBM Computer System and the software that Sandy City is using to see if it would be suitable for Delta City. Mr. Greathouse described the Sandy City System. He said Sandy City is in a software users group with 10 other cities. Mr. Greathouse stated that Bruce Miller, Sandy City Employee, would be willing to analyze the needs of Delta City and make recommendations for software and a system. He would charge the City a consulting fee.

Councilman Craig Greathouse stated that they had also gone to Salem City to look at the Blue Bird Computer System. This one had three terminals. Brian Olson, Blue Bird Representative, talked to City Manager Jim Allan and told him the capacity of the Blue Bird Computer System.

The computer systems were discussed thoroughly. It was suggested that the City look into leasing a computer system.

Council Members Don Dafoe and Craig Greathouse suggested that the City purchase software for payroll and have Councilman Greathouse run the payroll on his personal computer until the City had a computer system installed. The payroll software could then be incorporated into the City system. This would provide cost savings to the City.

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City Manager Jim Allan stated that \$5,000.00 from IPA could be applied to lease a computer system in this fiscal year. He also stated that the money for street improvement was accumulating \$189.00 in interest daily, which could perhaps be contributed to the computer system.

Councilman Greathouse suggested that the City look into leasing an IBM Computer System.

Councilman Don Dafoe MOVED to authorize Councilman Greathouse to purchase payroll software suitable for the City's needs for approximately \$300.00. Council Member Ruth Hansen SECONDED the motion, which passed unanimously.

#### DEPARTMENT STATUS REPORTS

City Building Inspector Ray Valdez stated that his departmental goal was "Life and Safety". He reported that when plans come in he reviews them to make sure the proposed building will be structurally sound, the electricity well distributed, the plumbing in place, the building on the right grade, and the mechanical system big enough.

He reported the statistics on building in Delta City in the last three months and the projected growth of building for the next three months. He projects a total of 20 single family dwellings, plus commercial and multiple-dwelling complexes.

Mr. Valdez stated that buildings that are built outside our community and moved in are required to have an inspection slip attached to them. He stated that he tries to make a few surprise inspections of the building at the manufacturing plant.

City Recorder Dorothy Jeffery thanked Mr. Valdez and informed the Council of his assistance in business license enforcement.

#### PROPOSED ANNEXATION

Mayor Nielson suggested that the Council decide where the proposed boundary lines be set for the proposed annexations. He presented a map of the surrounding area and the Council discussed and determined the proposed annexations' boundary lines. Councilman Craig Greathouse MOVED to authorize the preparation of annexation plats for the Delta West Annexation and the Sugar Factory Road Annexation. Council Member Ruth Hansen SECONDED the motion. The motion carried unanimously.

#### RENEWAL OF TEMPORARY PERMITS FOR (2) MOBILE DOCTORS OFFICES

Del Ashby, West Millard Hospital Administrator, asked for the Council to extend temporary permits for the (2) mobile doctors offices. He stated that if the modular office behind the West Millard Hospital needed to be included in the application he would include it. Mr. Ashby stated that the new hospital building, including the doctor's offices, should be completed within 12 months. The trailers would be moved at that time. He stated that the West Millard Hospital District is in the process of recruiting a new

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doctor for the area. Therefore, if Doctor Lyman decides to relocate his office, the trailer where his office is located would not be left vacant. Mr. Ashby stated that this location is convenient for the doctors and for emergency situations.

Councilman Don Dafoe stated that the zoning ordinance requires that the party asking for a temporary permit be attempting to construct permanent facilities. He noted that West Millard Hospital District meets these requirements. Councilman Dafoe then MOVED to authorize the extension of the temporary permits for the mobile doctor's offices for one year. Councilman Neil Dutson SECONDED the motion, which carried unanimously.


Councilman Kjell Jenkins MOVED to go into a closed session at 9:45 p.m. to discuss the reappointment of Justice of the Peace Stanley Robison, to hear a status report on the litigation and related legal matters of the City from City Attorney Warren Peterson, and to discuss the strategy for the negotiations with Millard County on Sales Tax repayment. Councilman Craig Greathouse SECONDED the motion, which carried unanimously.

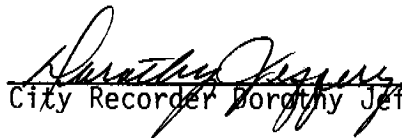
After completion of discussion on the items set out in Councilman Jenkin's motion, Councilman Don Dafoe MOVED to return into an open session. Council Member Ruth Hansen SECONDED the motion, which passed unanimously.

#### JUSTICE OF THE PEACE APPOINTMENT FOR FEBRUARY 1, 1984

Councilman Kjell Jenkins MOVED that Stanley Robison be reappointed as Justice of the Peace for another 4 year term to run to January 31, 1988. Councilman Ruth Hansen SECONDED the motion. The motion carried unanimously.

Councilman Kjell Jenkins MOVED to adjourn the meeting. Council Member Ruth Hansen SECONDED the motion, which carried unanimously. Mayor Nielson adjourned the meeting at 1:15 a.m. on January 17, 1984.

  
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Mayor Grant S. Nielson

  
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City Recorder Dorothy Jeffery

#### MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JANUARY 23, 1984

##### PRESENT

Grant S. Nielson  
Don Dafoe  
Neil Dutson  
Craig Greathouse

Mayor  
Council Member  
Council Member  
Council Member